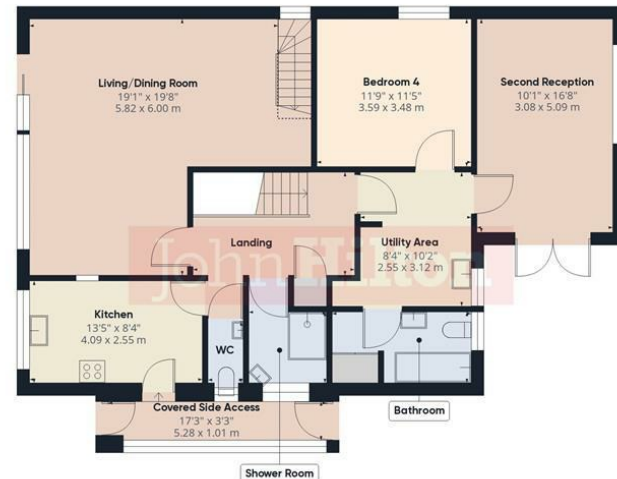


Ground Floor



Floor 1



Floor 2



Total Area Approx 2384.96 sq ft

5 Wicklands Avenue, Saltdean, BN2 8LN

To view, contact John Hilton:
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Guide Price £600,000-£625,000
Freehold

5 Wicklands Avenue Saltdean, BN2 8LN

Approach

Block paved driveway with off-road parking for two vehicles leading to garage and covered entrance with part double glazed front door and outside light. Paved frontage with retaining wall to driveway and steps up to covered side access.

Entrance Vestibule

Double glazed window to front and sliding glass door into:

Entrance Hall

Wood-effect flooring, built-in storage cupboard, radiator, stairs ascend to first floor.

First Floor Landing

Pine balustrades and handrail, airing cupboard housing pre-lagged hot water tank with immersion and slatted shelves, wood-effect flooring.

Living/Dining Room

5.82 x 6.00m (19'1" x 19'8")
Dual aspect L-shaped room with double glazed window to front and sliding patio doors onto balcony with sea views, obscure double glazed window to side by stairs ascending to top floor, and borrowed light window to landing. Wood-effect flooring, serving hatch to kitchen, feature brick wall with raised hearth, open fireplace and hardwood mantel.

Kitchen

4.09m x 2.55m (13'5" x 8'4")
White Shaker-style base and wall units, square-edge work surfaces with tiled splashbacks, stainless steel sink with mixer tap and drainer, integrated electric hob with double oven below, breakfast bar, plumbing for washing machine and dishwasher, space for fridge/freezer, space for further under-counter fridge, tiled floor. Double glazed window to front with sea views, glazed door to hallway and part double glazed door to:

Covered Side Access

5.28m x 1.01m (17'3" x 3'3")
Doors to front and rear garden.

WC

Refitted with attractive natural stone-effect tiled floor, low-level WC, vanity sink and obscure double glazed window to side.

Shower Room

Obscure double glazed window to side, shower enclosure with seat, thermostatic shower and sliding glass doors, vanity unit with inset sink and tiled splashback, natural stone-effect tiled floor, chrome heated towel rail, extractor fan and inset LED downlights.

Bedroom 4

3.59m x 3.48m (11'9" x 11'5")
Double glazed window to side, range of built-in wardrobes and dressing table with drawers, wood-effect flooring.

Utility Area

2.55m x 3.12m (8'4" x 10'2")
Double glazed window to rear garden, range of flat-front base and wall units, roll-edge work surface, inset stainless steel sink with drainer, wood-effect flooring.

Bathroom

Obscure double glazed window to side, white panel-enclosed bath with mixer tap and shower attachment on riser, low-level WC, pedestal wash basin with mixer tap and tiled splashback, cupboard with slatted shelves and housing Worcester gas boiler - fitted 4 years ago with remainder of 10-year warranty. Coved ceiling, part-tiled walls, tiled floor and inset downlights.

Second Reception/Bedroom 5

3.08m x 5.09m (10'1" x 16'8")
Dual aspect room with double glazed window and patio doors onto rear garden, coved ceiling, wood-effect flooring.

Second Floor Landing

Wood-effect flooring, hatch to access loft space.

Bedroom 1

4.61m x 4.16m (15'1" x 13'7")
Double glazed picture window with sea views, three tall borrowed light windows to landing, pine-clad ceiling, inset ceiling lights, built-in wardrobes, bedside lights, wood-effect flooring, radiator.

Bedroom 2

3.56m x 4.28m (11'8" x 14'0")
L-shaped room with double glazed window offering Westerly views of South Downs, built-in storage cupboard, wood-effect flooring.

Bedroom 3

3.24m x 5.24m (10'7" x 17'2")
L-shaped room with double glazed window offering Westerly views of South Downs and double glazed window overlooking rear garden, eaves storage, wood-effect flooring.

Shower Room

Fully-tiled quadrant glass shower enclosure, pedestal wash basin, low-level WC, bidet, chrome heated towel rail, shaver point, tiled floor and walls.

Dressing Room/Study

3.68m x 2.44m (12'0" x 8'0")
Velux window with fitted blind, built-in storage cupboards, radiator, wood-effect flooring.

Garage

3.54m x 6.74m (11'7" x 22'1")
Electric roller door, 1.5 depth garage with power, lighting, gas meter and consumer board. Door into entrance hall.



- Detached House
- Four/Five Bedrooms
- Three Bathrooms
- Two Receptions
- Garage & Off-Road Parking
- Sea Views
- Utility Area
- Level Rear Garden
- 10-Minute Walk to Seafront & Beach
- Close to Local Amenities

*** GUIDE PRICE £600,000-£625,000 ***

A detached four/five bedroom, three-storey house with versatile accommodation that offers buyers the opportunity for two-family living, and has a level lawned garden to the rear with mature borders. The property comprises a block-paved entrance with off-road parking for two vehicles, a good size garage and spacious entrance hall on the ground floor, with an L-shaped living/dining room with balcony offering stunning sea views, separate kitchen, second reception/fifth bedroom, a further bedroom, utility area, family bathroom, shower room and separate WC to the first floor. On the top floor you have three double bedrooms, a fourth bedroom/study and a shower room. The property is presented in excellent order throughout but also offers scope for updating and modernisation. Viewing is highly recommended.

The property is situated between Longridge Avenue and Lustrells Vale shopping parades which both offer a variety of independent cafes and restaurants, a 5-minute walk from Saltdean & Rottingdean Medical Practice, and a 10-minute walk from the beach, the newly renovated Saltdean Lido and the South Downs. A good bus service to the City centre is on your doorstep and you have easy access to the A27/A23 road networks.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax
Band: E